



Flat 1 22 Wardlaw Place, Edinburgh, EH11 1UF



Welcome

Welcome to Flat 1, 22 Wardlaw Place, a spacious ground-floor flat in the heart of vibrant Gorgie area of Edinburgh. This cleanly presented home features double glazing, gas central heating, secure entry system, and communal garden grounds to the rear. With excellent local amenities, easy access to Haymarket station and the city centre, this property is perfect for first-time buyers, professionals, or investors. Early viewing is highly recommended to avoid disappointment.

- Secure entry system
- Ground floor living
- Entrance hall
- Spacious living room with rear facing window and walk-in storage/box room
- Kitchen with base and wall units, electric cooker, washing machine, and fridge freezer
- Bedroom with rear facing window
- Shower room with electric shower, sink with vanity unit, and heated towel radiator
- Separate WC compartment, wc and sink
- Double glazing and gas central heating
- Communal gardens to the rear
- Permit and metered parking available





Gorgie

The district of Gorgie is a vibrant and well-connected neighbourhood located just southwest of Edinburgh's city centre, easily accessible via excellent bus links. The area offers an impressive variety of shopping options, from independent shops, and larger retailers including Scotmid, Sainsbury's, Asda, and Aldi. For leisure and recreation, residents can enjoy the nearby Corn Exchange Village, Dalry Swim Centre, Fountain Park Leisure Complex, the Union Canal for walking, cycling, and running and a vast selection of popular bars, cafés, and takeaways. This makes Gorgie an ideal choice for those seeking both convenience and lifestyle. Napier and Heriot-Watt universities and Edinburgh College are also within easy reach.

Extras

Floor coverings, light fittings, blinds where fitted, electric cooker, and remaining white goods.



Get in touch

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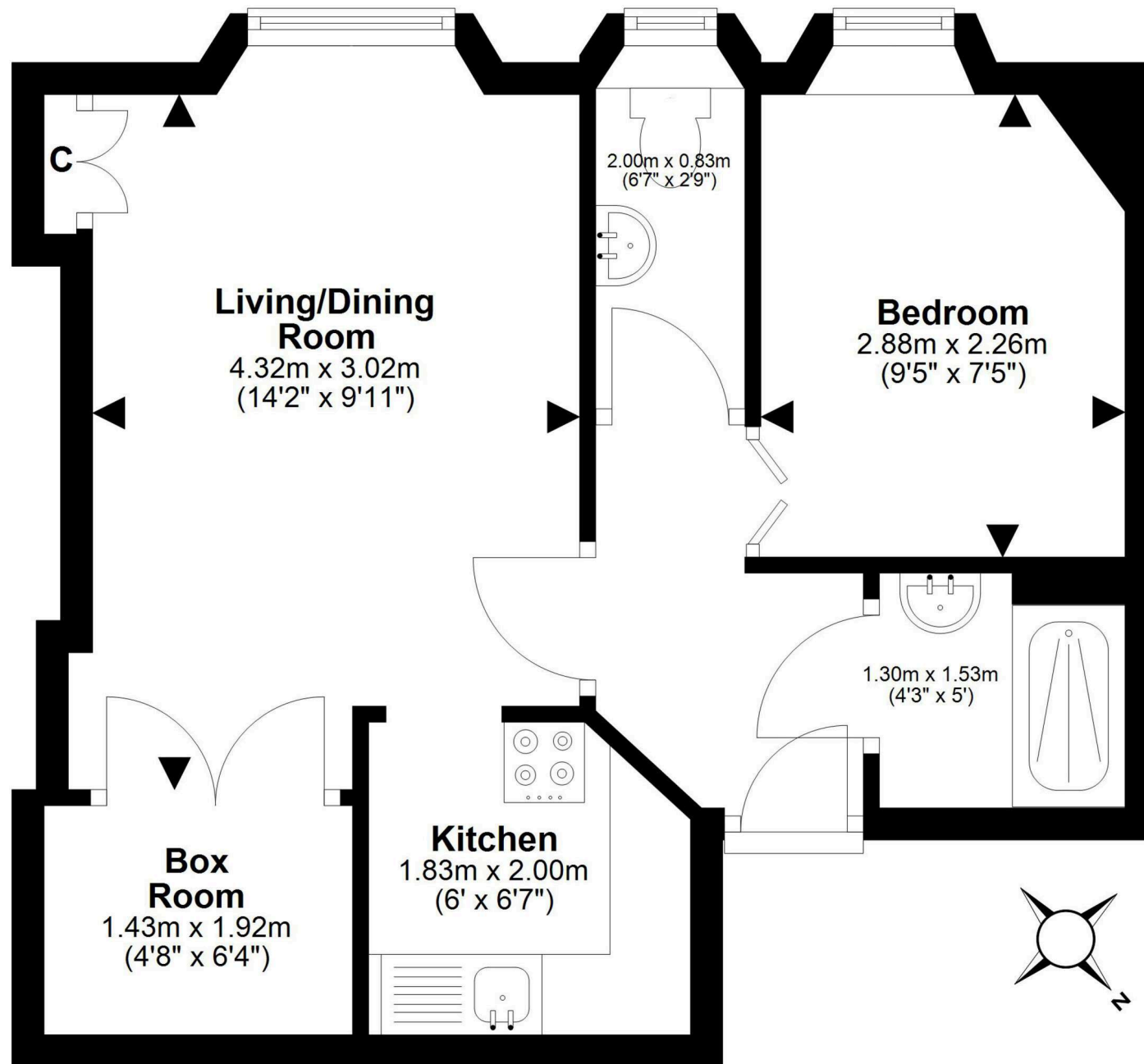
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Bruntsfield Office:

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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.